

**ORDINANCE NO. 20060810-072**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5701 TO 5725 DIEHL TRAIL FROM GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general office-conditional overlay (GO-CO) combining district to general office-mixed use-conditional overlay (GO-MU-CO) on the property described in Zoning Case No. C14-06-0131, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1 and 2, Milwood Subdivision, Section 19, a subdivision in the City of Austin, Travis County, according to the map or plat of record in Plat Book 85, Page 551-55B of the Plat Records of Travis County Texas (the "Property"),

locally known as 5701-5725 Diehl Trail in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,260 trips per day
- B. The Property shall be developed according to the limited (LO) office site development regulations and performance standards of the Code, except as follows:
  - 1. Building height on the Property shall not exceed 60 feet from ground level.
  - 2. Building coverage allowed on the Property shall not exceed 60% of the Property.
  - 3. Impervious coverage allowed on the Property shall not exceed 80% of the Property.

C. A 25-foot wide vegetative buffer shall be provided and maintained along the north, west, and east property lines. Improvements permitted within the buffer zones are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

D. Residential development on the Property shall be limited to 18 units per acre.

Except as specifically restricted under this ordinance, the Property may be used in accordance with the regulations established for the general office (GO) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 21, 2006.

**PASSED AND APPROVED**

\_\_\_\_\_ August 10 \_\_\_\_\_, 2006      §  
   §  
   §  
   \_\_\_\_\_  
   Will Wynn  
   Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
   David Allan Smith     Shirley A. Gentry  
   City Attorney     City Clerk



<p>1" = 400'</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: S.SIRWAITIS</p>	<p>ZONING <b>Exhibit "A"</b></p> <p>DATE: 06-06</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>J36</p>	
	<p>CASE #: C14-06-0131</p> <p>ADDRESS: DIEHL TRL</p> <p>SUBJECT AREA (acres): 17.078</p>	<p>APARTMENTS</p> <p>MF-3 SP-99-025TC APARTMENTS</p>	<p>UNDEVELOPED</p> <p>UNDEVELOPED</p>	<p>LI 84-022 85-244</p> <p>LI 84-022 85-244 84-022RC</p>
	<p>MF-2-CO</p> <p>APARTMENTS</p>	<p>GO-CO OFFICE PARK</p>	<p>UNDEVELOPED</p>	<p>LI 84-022 85-244</p>
	<p>DEVELOPED</p> <p>I-SF-2</p> <p>PUD</p> <p>PUD</p>	<p>GO-CO</p>	<p>UNDEVELOPED</p>	<p>LI-PL</p> <p>88-0103</p>